



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



REBECCA A. HUMPHRIES
DIRECTOR

August 20, 2007

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: Sale of Dedicated State-owned Land
Muskegon Connector Trail – Muskegon County
Land Transaction Case #20040096

Sale: 3.15 acres.

Purchaser: Highest bid by means of an open auction.

Location: Section 33, T10N, R16W, City of Muskegon, Muskegon County.

Description: A parcel of land located in the Revised Plat of the City of Muskegon, mapped and approved as such on April 9, 1903, and recorded in Muskegon County Records in Liber 3 of Plats on Page 71, traversing over and across Section 33, a strip of land 100' in width beginning at the point of intersection of the centerline of the Old CSX Transportation Railroad corridor at or near valuation station 506+00 with the east line of Vulcan Street extended to the north, NE of and adjacent to the Plat of Continental Addition to the City of Muskegon, then extending generally in a NW'ly direction along the former centerline of the Railroad corridor, said strip of land lying adjacent to East Street, a distance of 1,370 feet more or less, to the ending point at the intersection of the former centerline of the tract with the south line of Laketon Avenue, containing 3.15 acres more or less.

Appraised Value: \$33,800.00

Sale Price: Highest bid with a minimum bid of \$38,400.00 (includes appraisal and transaction costs).

Authority: Part 19 of Act 451, Public Acts of 1994, as amended.

Notice: This item will appear on the Department of Natural Resources' (Department) September 4, 2007 Calendar and is eligible for approval on September 11, 2007.

Comments: This isolated 1,370 foot long segment of inactive railroad corridor is situated within the City of Muskegon. It was a part of the 'Muskegon Connector' trail purchase, which was an acquisition of a 2.5 mile long inactive railroad corridor. This parcel is isolated from the remainder of the corridor and will not be used by the Department for trail purposes due to the fragmentation of the railroad corridor between this parcel and the Musketawa Trail. The parcel is surrounded by private residential, commercial, and light industrial developments.

This State-owned land was acquired with funds provided by the Michigan Natural Resources Trust Fund (MNRTF) in 1994. The conversion of this property was approved by the MNRTF Board on June 14, 2006.

Department staff reviewed this parcel and concur that it is surplus to Department needs. On October 28, 2004, the Land Exchange Review Committee recommended that this land be sold or exchanged.

Subsequent efforts to seek exchange for appropriate replacement property have not identified a suitable partner or replacement property for exchange. Therefore, sale is recommended at this time in support of the Department's land consolidation efforts.

The Mineral and Land Management Section staff of the Department's Forest, Mineral and Fire Management Division have determined that this land has minimal mineral potential. It is appropriate to convey mineral rights with the parcel.

Recommendations: (1) That the parcel be sold at public auction to the highest bidder, with mineral rights to be conveyed.

(2) That the State retain the right to aboriginal antiquities.

(3) That the proceeds from the sale be deposited into the MNRTF.

David E. Freed, Chief
Land and Facilities

William E. Moritz, Chief
Wildlife

Lynne M. Boyd, Chief
Forest, Mineral and Fire Management

Arminda S. Koch
Resource Management Deputy

Dennis R. Fedewa
Chief Deputy

I approve the staff recommendations.

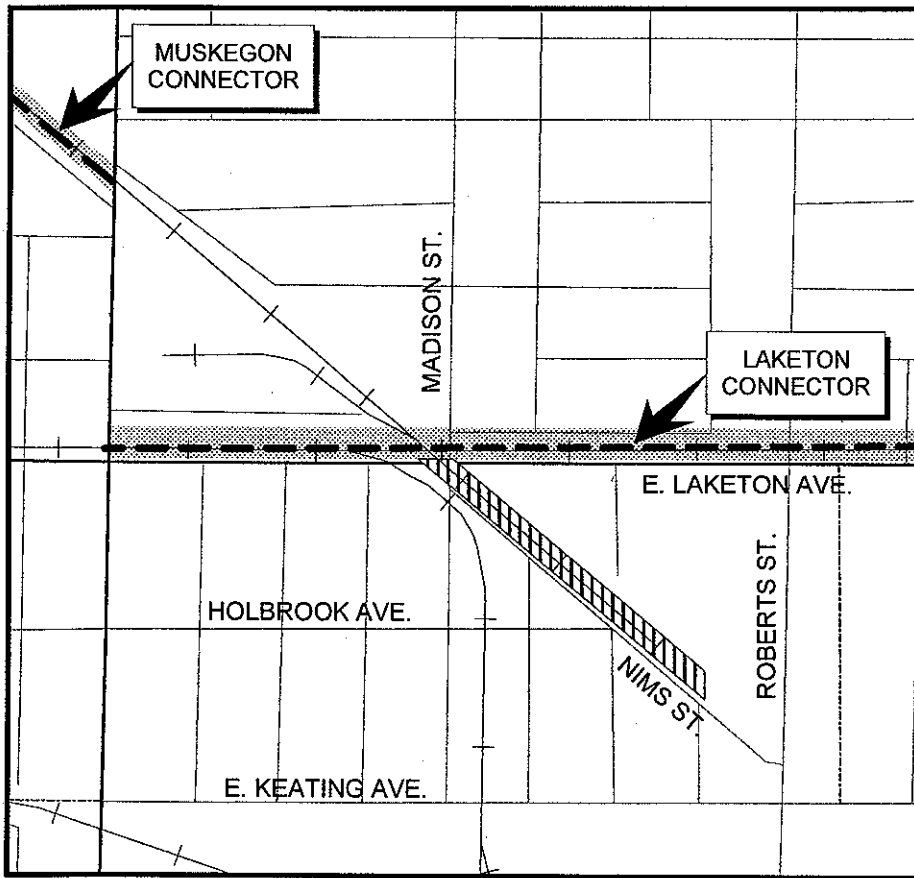
Rebecca A. Humphries
Director

Date Approved

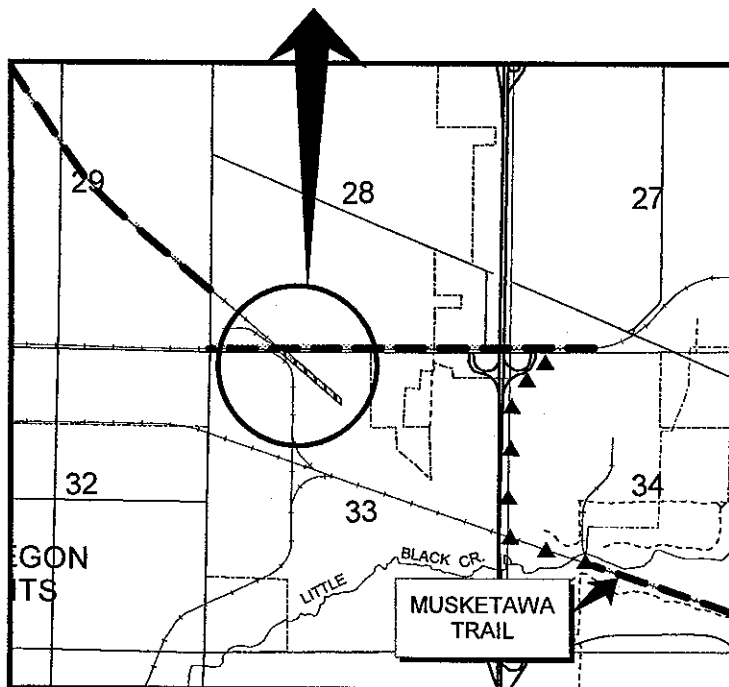
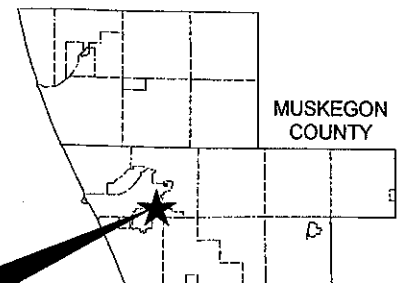
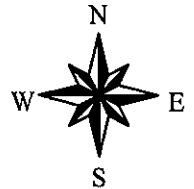
SALE OF DEDICATED STATE-OWNED LAND

Muskegon Connector Trail - Muskegon County

Land Transaction Case #20040096



Section 33, T10N, R16W, City of Muskegon



- DNR-Owned Rail-Trails
 - Muskegon Connector
 - Laketon Connector
 - Musketawa Trail
- ||||| State Land to be Sold (3.15 acres)
- ▲ Proposed Connector
- ▨ State Land
- Private Land

SOURCE

MICHIGAN DEPARTMENT OF NATURAL RESOURCES
FOREST, MINERAL AND FIRE MANAGEMENT DIVISION

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